



# COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR



KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET, ROOM 437  
LOS ANGELES, CALIFORNIA 90012

**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR

TELEPHONE  
(213) 974-2101

TELECOPIER  
(213) 626-1812

June 5, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**AGREEMENTS TO PURCHASE  
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES  
SUPERVISORIAL DISTRICT 2-AGREEMENT 2555  
SUPERVISORIAL DISTRICT 5-AGREEMENT 2556  
(3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Approve and instruct the Chairman to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by the City of Hawthorne and the Lancaster Redevelopment Agency (public agencies) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

**PURPOSE OF RECOMMENDED ACTION**

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970 as indicated on Attachment "A". Exhibit "A", attached to each agreement, indicates the legal description and selling price of the parcels.

The Honorable Board of Supervisors  
June 5, 2007  
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Upon approval, the enclosed agreements and copies are to be signed by the Chairman and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

Approval of these agreements is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

### **JUSTIFICATION**

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by two public agencies. The first agreement is with the City of Hawthorne, which intends to utilize this property for a public parking lot. The second agreement is with the Lancaster Redevelopment Agency, which will utilize these properties for redevelopment purposes.

### **FISCAL IMPACT/FINANCING**

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2006/2007 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "B" is a summary of the public agency's purchase. This attachment indicates the affected Supervisorial Districts and the public use for which the properties are being acquired. Moreover, we have included copies of the relevant sections of the

The Honorable Board of Supervisors  
June 5, 2007  
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Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

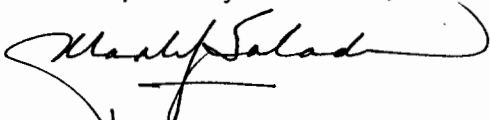
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

Upon approval of the enclosed agreement forms, the Department of the Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,



MARK J. SALADINO  
Treasurer and Tax Collector

MJS:DJD:MD:sr

D:/ BOS LTR-Agreement2555&2556-06-5-07

Attachments

c: Assessor  
Auditor-Controller  
Chief Administrative Officer  
County Counsel

COUNTY OF LOS ANGELES  
OFFICE OF THE TREASURER AND TAX COLLECTOR  
HALL OF ADMINISTRATION  
225 NORTH HILL STREET  
LOS ANGELES, CALIFORNIA 90012

HAROLD J. OSTLY  
TAX COLLECTION

November 17, 1970

W. T. KIDWELL  
CHIEF DEPUTY

Board of Supervisors  
383 Hall of Administration  
Los Angeles, California 90012

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

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tion of tax deced lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

---

ORIGINAL SIGNED

HAROLD J. OSTLY  
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board  
5 One for each Supervisor  
1 Chief Administrative Officer  
1 County Counsel  
6 Communications

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On motion of Supervisor Dorn, unanimously carried, the foregoing was adopted.

000472

**SUMMARY OF PUBLIC AGENCY'S PURCHASE**

**SECOND SUPERVISORIAL DISTRICT**

**AGREEMENT NUMBER 2555**

**AGENCY**

City of Hawthorne  
Public Agency

Selling price of this parcel  
shall be \$ 16,467.00

Public Agency intends to utilize this  
property for a public parking lot.

**SUPERVISORIAL**  
**DISTRICT**

2<sup>ND</sup>

**LOCATION**

CITY OF HAWTHORNE

**PARCEL**  
**NUMBER**

4047-016-005

**MINIMUM**  
**BID**

\$16,467.00

## SUMMARY OF PUBLIC AGENCY'S PURCHASE

### FIFTH SUPERVISORIAL DISTRICT

#### AGREEMENT NUMBER 2556

#### AGENCY

Lancaster Redevelopment Agency  
Public Agency

Selling price of these parcels  
shall be \$ 7,777.00

Public Agency intends to utilize these  
properties for redevelopment purposes.

| <u>SUPERVISORIAL<br/>DISTRICT</u> | <u>LOCATION</u>   | <u>PARCEL<br/>NUMBER</u> | <u>MINIMUM<br/>BID</u> |
|-----------------------------------|-------------------|--------------------------|------------------------|
| 5 <sup>TH</sup>                   | CITY OF LANCASTER | 3118-011-033             | \$3,100.00             |
| 5 <sup>TH</sup>                   | CITY OF LANCASTER | 3138-021-040             | \$1,290.00             |
| 5 <sup>TH</sup>                   | CITY OF LANCASTER | 3269-006-018             | \$3,387.00             |

**AGREEMENT NUMBER 2555**

**CITY OF HAWTHORNE**

**SECOND SUPERVISORIAL DISTRICT**



# CITY OF HAWTHORNE

Office of City Manager



4455 West 126th Street • Hawthorne, California 90250-4482

(310) 349 2910

Ms. Donna J. Doss, Assistant Treasurer and Tax Collector  
County of Los Angeles Treasurer and Tax Collector  
225 North Hill Street, Room 130  
P. O. Box 512102  
Los Angeles, CA 90051-0192

DISTRICT

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AGREEMENT #

2555

December 11, 2006

RE: Tax Default Property Sale 2007A

Dear Ms. Doss:

The City of Hawthorne is interested in acquiring three properties within the city limits through a Chapter 8 Agreement.

The City of Hawthorne is a municipal corporation of the State of California. As such, the City is an entitlement community receiving Federal Community Development Block Grant and HOME Investment Partnerships funds each year. HOME Investment Partnership funding is intended to provide housing assistance for low and moderate income people. Financial assistance can be provided for owner occupied as well as renter occupied housing. The primary objective of the City's program is to widen homeownership opportunities in the City for low and moderate income people.

The City is seeking to purchase:

1. 2115 West 115<sup>th</sup> Street  
Hawthorne  
~~APN 4057-001-011~~ R

The City intends to use the acquired property to increase the supply of housing for sale to low and moderate income people. The City will rehabilitate the property to assure that it meets all building codes as well as Federal Housing Quality Standards. The City will then sell the property to a qualified low and moderate income family to be used as their principal residence. The City will have recapture provisions in place for a period of time to assure that the property remains available to low and moderate income people upon future resale of the property.

2. 3744 West 139<sup>th</sup> Street

received  
1-2-07

S. Pedraza

Not

**Hawthorne**

**~~APN 4054-024-013~~ R**

The City intends to use the acquired property to increase the supply of housing for sale to low and moderate income people. Although the property is developed as a commercial/industrial use, the property is designated as High Density Residential (HDR) in the City of Hawthorne's General Plan. If suitable, the City will convert the property to a residential building or raze the existing structure and construct residential unit(s). The City will then sell the property to qualified low and moderate income families to be used as their principal residence. The City will have recapture provisions in place for a period of time to assure that the property remains available to low and moderate income people upon future resale of the property.

The City of Hawthorne Redevelopment Agency Project Area 2 incorporates properties fronting on Hawthorne Boulevard. The primary objective of the Redevelopment Area is to encourage and augment private investment with public improvements. Sufficient off-street parking is a major issue related to the continued viability of Hawthorne Boulevard as a commercial center. Increased opportunities for off-street parking will compliment other actions being undertaken to improve the district.

The City is seeking to purchase:

3. **11704 Hawthorne Boulevard**  
**Hawthorne**  
**APN 4047-016-005** ✓

The City intends to use the acquired property to increase the supply of off-street parking. The parcel will be converted into a public parking lot.

If there are any questions please contact Harold Roth, Director of Planning and Community Development at (310) 349 2975.

Sincerely,



Jag Pathirana  
City Manager

## Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

### **A. Purchaser Information**

1. Name of Organization: City of Hawthorne
2. Corporate Structure – check the appropriate box below and provide corresponding information:
- ☐ Nonprofit – provide Articles of Incorporation
- ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

### **B. Purchasing Information**

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

#### Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

#### Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

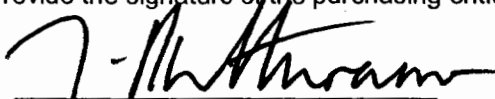
### **C. Property Detail**

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: County of Los Angeles
2. List each parcel by Assessor's Parcel Number: APN 4047-016-005
3. State the purpose and intended use for each parcel: Conversion of property into public parking lot.

### **D. Acknowledgement Detail**

Provide the signature of the purchasing entity's authorized officer

  
Authorized Signature

City Manager  
Title

March 1, 2007  
Date

**STATEMENT OF PUBLIC PURPOSE/INTENDED USE OF PROPERTY**  
**APN 4047-016-005, 11704 Hawthorne Boulevard**

The City intends to use the acquired property to increase the supply of of-street parking. The parcel will be converted into a public parking lot.

## **ORAL COMMUNICATIONS**

ANY PERSON DESIRING TO ADDRESS THE CITY COUNCIL, COMMUNITY REDEVELOPMENT AGENCY AND PARKING AUTHORITY SHOULD COMPLETE A SPEAKER REQUEST CARD AND SUBMIT THE CARD TO THE CITY CLERK/SECRETARY PRIOR TO THE COMMENCEMENT OF THE CITY COUNCIL, COMMUNITY REDEVELOPMENT AGENCY, PARKING AUTHORITY AND HOUSING AUTHORITY MEETING. AFTER OBTAINING PERMISSION TO PROCEED BY THE PRESIDING OFFICER SPEAKERS SHOULD FIRST STATE THEIR FULL NAME AND ADDRESS FOR THE RECORD. THEY THEN SHALL STATE THEIR BUSINESS FOR ALL GOVERNING BODIES BRIEFLY AND COMPLETELY AND UNLESS GRANTED FURTHER TIME BY A GOVERNING BODY SHALL LIMIT THEIR ADDRESS TO FIVE MINUTES. THE FIVE-MINUTE LIMIT SHALL INCLUDE GOVERNING BODY OR STAFF RESPONSES, IF ANY, TO QUERIES POSED BY SPEAKERS. ALL REMARKS SHALL BE ADDRESSED TO THE GOVERNING BODIES AS A BODY AND NOT TO ANY PARTICULAR MEMBER THEREOF. THE GOVERNING BODY MAY EITHER DISPOSE OF THE COMMUNICATION AT THE CLOSE THEREOF OR MAY REFER IT TO AN APPROPRIATE ADMINISTRATIVE OFFICER FOR STUDY, INVESTIGATION, REPORT, AND/OR RECOMMENDATION. DISCUSSION, IF ANY, SHALL BE BY MEMBERS OF A GOVERNING BODY ONLY. (H.M.C. 2.06.180, RESO. NO. 6443)

THIS INFORMATION IS AVAILABLE IN ALTERNATE FORMATS. PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION TO PARTICIPATE (48 HOUR NOTICE) BY CONTACTING THE CITY CLERK'S DEPARTMENT AT 310-349-2915. THE COUNCIL FACILITIES HAVE BEEN EQUIPPED WITH DEVICES TO ASSIST PERSONS WITH DISABILITIES.

## **CITY OF HAWTHORNE**

### **CITY COUNCIL, COMMUNITY REDEVELOPMENT AGENCY**

### **PARKING AUTHORITY, AND HOUSING AUTHORITY**

#### **Regular Meetings**

**FEBRUARY 27, 2007**

**6:00 P.M.**

#### **AGENDA**

CALL TO ORDER BY MAYOR GUIDI.

INVOCATION. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG.

1.

**CLOSED SESSION:** CONFERENCE WITH LABOR NEGOTIATORS: AGENCY DESIGNATED REPRESENTATIVES: LOUIS VELEZ AND GINNY LAMBERT. UNREPRESENTED EMPLOYEE: CITY MANAGER.

2.

EMPLOYMENT CONTRACT FOR THE CITY MANAGER.

**RECOMMENDATION:** THAT THE CITY COUNCIL CONSIDER THIS CONTRACT FOR APPROVAL.

3.

ELECTED OFFICIALS REPORTS/RECOMMENDATIONS. APPOINTMENTS / RE-APPOINTMENTS / REMOVALS TO COMMISSIONS / COMMITTEES / BOARDS.

4.

ORAL COMMUNICATIONS.

5.

RECESS COMMUNITY REDEVELOPMENT AGENCY. RECESS PARKING AUTHORITY. RECESS HOUSING AUTHORITY.

### **CITY CLERK'S CONSENT CALENDAR**

6.

APPROVAL OF CITY COUNCIL MINUTES FOR THE REGULAR MEETING OF FEBRUARY 13, 2007. MOTION TO APPROVE MINUTES.

7.

APPROVAL OF WAIVER OF FULL READINGS OF RESOLUTIONS AND ORDINANCES ON TUESDAY, FEBRUARY 27, 2007'S AGENDA. MOTION TO WAIVE FULL READINGS.

8.

**PUBLIC HEARING** – ON REVISED FINAL ENVIRONMENTAL IMPACT REPORT FOR CENTRAL PARK PROJECT, GENERAL PLAN AND LAND USE MAP AMENDMENT NO. 2005GP07, AMENDING GENERAL PLAN LAND USE MAP FROM GI (GENERAL INDUSTRIAL) TO FCMU (FREEWAY COMMERCIAL MIXED USE), CENTRAL PARK SPECIFIC PLAN NO. 2005SP01, ZONE TEXT AMENDMENT NO. 2005ZA26 (CENTRAL PARK SPECIFIC PLAN), CHANGE OF ZONE NO. 2005CZ04 AMENDING ZONING MAP FROM M-2 (HEAVY INDUSTRIAL) TO CPSP (CENTRAL PARK SPECIFIC PLAN) AND AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN CITY OF HAWTHORNE AND LOWE ENTERPRISES COMMERCIAL GROUP, CITY COUNCIL ORDINANCE NO. 1726. PLANNING DEPARTMENT'S DECLARATION PUBLICATION FILED. TWENTY-SEVEN WRITTEN COMMUNICATIONS WERE RECEIVED. CALL FOR ORAL COMMENTS. MOTION-CLOSE HEARING. MOTION TO APPROVE RESOLUTION NO. 7080.

#### **RESOLUTION NO. 7080.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, CERTIFYING THE REVISED FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CENTRAL PARK SPECIFIC PLAN PROJECT (SCH # 2005121051), MAKING FINDINGS OF FACT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL

QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING PROGRAM. MOTION TO ADOPT.

9.

**PUBLIC HEARING** - TO CONSIDER WHETHER OR NOT TO OVERRULE THE COUNTY OF LOS ANGELES AIRPORT LAND USE COMMISSION'S DECISION OF NOVEMBER 20, 2006 WHICH FOUND THE CENTRAL PARK PROJECT [AVIATION CASE NO. 2006-00003-(2)] TO BE INCONSISTENT WITH THE LOS ANGELES COUNTY AIRPORT LAND USE PLAN (CLUP). PLANNING DEPARTMENT'S DECLARATION PUBLICATION FILED. NO WRITTEN COMMUNICATIONS. CALL FOR ORAL COMMENTS. MOTION-CLOSE HEARING. MOTION TO ADOPT RESOLUTION NO. 7102.

**RESOLUTION NO. 7102.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, OVERRULING THE LOS ANGELES COUNTY AIRPORT LAND USE COMMISSION'S (ALUC) DETERMINATION OF INCONSISTENCY ON THE CENTRAL PARK SPECIFIC PLAN PROJECT (AVIATION CASE NO. 2006-00003-(2), PROJECT NO. R2006-02268), AND MAKING FINDINGS IN SUPPORT THEREOF. MOTION TO ADOPT.

10.

**CENTRAL PARK PROJECT APPROVALS**

**MOTION TO APPROVE RESOLUTION NO. 7081, 7082, INTRODUCTION OF ORDINANCE NO. 1874, INTRODUCTION OF ORDINANCE NO. 1873.**

**RESOLUTION NO. 7081.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 2005GP07, AN APPLICATION BY THE LEE GROUP FOR VAN NESS 120 LLC, TO CHANGE THE LAND USE DESIGNATION FROM GENERAL INDUSTRIAL (GI) TO FREEWAY COMMERCIAL MIXED USE (FCMU) FOR APPROXIMATELY 24 ACRES OF PROPERTY BOUNDED BY WILKIE WAY TO THE WEST, 120TH STREET TO THE NORTH, SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY TO THE SOUTH AND VAN NESS AVENUE TO THE EAST, RELATING TO THE CENTRAL PARK SPECIFIC PLAN PROJECT, AND MAKING FINDINGS IN SUPPORT THEREOF. MOTION TO ADOPT.

**RESOLUTION NO. 7082.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING THE CENTRAL PARK SPECIFIC PLAN (SPECIFIC PLAN NO. 2005SP01), AN APPLICATION BY THE LEE GROUP FOR VAN NESS 120 LLC, RELATING TO APPROXIMATELY 24 ACRES OF PROPERTY BOUNDED BY WILKIE

WAY TO THE WEST, 120TH STREET TO THE NORTH, SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY TO THE SOUTH AND VAN NESS AVENUE TO THE EAST, AND MAKING FINDINGS IN SUPPORT THEREOF. MOTION TO ADOPT.

**ORDINANCE NO. 1874. (1<sup>st</sup> Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING ZONE CODE AMENDMENT NO. 2005ZA26 AND CHANGE OF ZONE NO. 2005CZ04, APPLICATIONS BY THE LEE GROUP FOR VAN NESS 120 LLC, TO AMEND THE HAWTHORNE ZONING ORDINANCE TO REFER TO THE CENTRAL PARK SPECIFIC PLAN AS THE APPLICABLE LAND USE DOCUMENT FOR APPROXIMATELY 24 ACRES OF LAND BOUNDED BY WILKIE WAY ON THE WEST, 120<sup>TH</sup> STREET ON THE NORTH, SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY ON THE SOUTH AND VAN NESS AVENUE ON THE EAST, TO AMEND THE ZONING MAP FROM M-2 (HEAVY INDUSTRIAL) TO CPCSP (CENTRAL PARK SPECIFIC PLAN) FOR THE SAME PROPERTY, AND MAKING FINDINGS IN SUPPORT THEREOF. MOTION TO INTRODUCE.

**ORDINANCE NO. 1873. (1<sup>st</sup> Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING AN AMENDMENT AND PARTIAL TERMINATION OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF HAWTHORNE AND LOWE ENTERPRISES COMMERCIAL GROUP. MOTION TO INTRODUCE.

11.

CITY TREASURER REQUESTS APPROVAL OF THE WARRANTS. MOTION TO APPROVE THE WARRANTS.

**RESOLUTIONS AND ORDINANCES**

12.

**RESOLUTION NO. 7103.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, SUPPORTING AB 391(LIEU) WHICH ENHANCES MUNICIPAL REPRESENTATION ON THE SCAQMD BOARD OF DIRECTORS. MOTION TO ADOPT.

**CITY MANAGER'S CONSENT CALENDAR**

13.

STAFF IS SEEKING THE CITY COUNCIL'S AUTHORIZATION TO ISSUE PURCHASE ORDERS FOR PURCHASE OF CERTAIN EQUIPMENT AND/OR SERVICES - PURCHASE OF POLICE OFFICER TRAINING EQUIPMENT.



**RECOMMENDATION:** THAT THE CITY COUNCIL AUTHORIZE THE CITY MANAGER TO AUTHORIZE THE ISSUANCE OF THE PURCHASE ORDER.

14.

APPROVAL OF AGREEMENT WITH LOS ANGELES COUNTY, FOR THE PURCHASE OF ONE TAX DEFAULTED PROPERTY, APN 4047-016-005, 11704 HAWTHORNE BOULEVARD. THE PROPERTY IS TO BE PURCHASED AND USED AS A PUBLIC PARKING LOT.

**RECOMMENDATION:** THAT THE CITY COUNCIL APPROVE THE AGREEMENT WITH LOS ANGELES COUNTY FOR THE PURCHASE OF ONE TAX-DEFAULTED PROPERTY, APN 4047-016-005, 11704 HAWTHORNE BOULEVARD. THE PROPERTY IS TO BE PURCHASED AND USED AS A PUBLIC PARKING LOT.

15.

PROGRESS PAYMENTS NO. 8 AND NO. 9 TO GRIFFITH COMPANY, P. O. BOX 2150 SANTA FE SPRINGS, CA 90670-0150 FOR ROSECRANS/AVIATION INTERSECTION WIDENING PROJECT.

**RECOMMENDATION:** THAT THE CITY COUNCIL APPROVE THESE PROGRESS PAYMENTS TO GRIFFITH COMPANY OF SANTA FE SPRINGS, CA IN THE AMOUNT OF \$849,916.70 FUNDED FROM THE FEDERAL DEMO, PROP C AND SAFETEA-LU FUNDS ACCOUNT #285-3400-000-4450.

16.

PROGRESS PAYMENT NO. 11 TO MARTINEZ LANDSCAPE COMPANY, 14862 RYAN STREET, SYLMAR, CA 91342, FOR ABATEMENT OF WEEDS AND GENERAL MAINTENANCE.

**RECOMMENDATION:** THAT THE CITY COUNCIL AUTHORIZE THIS PROGRESS PAYMENT IN THE AMOUNT OF \$6,300.00 FROM WEED ABATEMENT ACCOUNT #225-4106-408-4546; \$64,890.00 FROM ACCOUNT #410-4601-4730 ; TOTAL \$71,890.00.

17.

STAFF IS SEEKING THE CITY COUNCIL'S AUTHORIZATION TO IMPLEMENT AND FOLLOW SPECIFIC GUIDELINES WHEN RESIDENTS EXPRESS THEIR DESIRES TO HOLD BLOCK PARTIES.

**RECOMMENDATION:** THAT THE CITY COUNCIL APPROVE THE GUIDELINES FOR BLOCK PARTIES.

18.

AWARD CONTRACT TO DOMINGUEZ GENERAL CONSTRUCTION COMPANY FOR EMERGENCY SEWER REPAIR ON VARIOUS LOCATIONS IN THE CITY OF HAWTHORNE WITHOUT GIVING NOTICE FOR BIDS AND APPROVE THE FINDINGS BELOW:

- 1.) SEWER LINE AND MANHOLE BASE COLLAPSE HAS OCCURRED AT 5 LOCATIONS. AN EXTENSIVE DELAY WILL RESULT IF A FORMAL BID SOLICITATION PROCESS IS BEGUN.
- 2.) AN EMERGENCY PROCUREMENT IS NECESSARY TO RESPOND TO THESE REPAIRS BECAUSE THESE COLLAPSED MAINS WILL CAUSE SEWER BACKUP AND UNDERMINE THE SUBGRADE SOIL, SUPPORTING THE PAVEMENT, LEADING TO A STREET FAILURE.

**RECOMMENDATION:** THAT THE CITY COUNCIL AWARD THE CONTRACT TO DOMINGUEZ GENERAL CONSTRUCTION OF NUEVO, CALIFORNIA.

**NOTE:** FOUR-FIFTHS VOTE OF THE GOVERNING BODY IS REQUIRED UNDER PUBLIC CONTRACT CODE SECTION 22050.

MOTION TO APPROVE CITY MANAGER'S CONSENT CALENDAR.

RECONVENE COMMUNITY REDEVELOPMENT AGENCY. RECONVENE PARKING AUTHORITY. RECONVENE HOUSING AUTHORITY.

### **COMMUNITY REDEVELOPMENT AGENCY**

19.

APPROVAL OF COMMUNITY REDEVELOPMENT AGENCY MINUTES FOR THE REGULAR MEETING OF FEBRUARY 13, 2007. MOTION TO APPROVE MINUTES.

20.

ADJOURN.

### **PARKING AUTHORITY**

21.

APPROVAL OF PARKING AUTHORITY MINUTES FOR THE REGULAR MEETING OF FEBRUARY 13, 2007. MOTION TO APPROVE MINUTES.

22.

ADJOURN.

**HOUSING AUTHORITY**

23.

APPROVAL OF HOUSING AUTHORITY MINUTES FOR THE REGULAR MEETING OF  
FEBRUARY 13, 2007. MOTION TO APPROVE MINUTES.

24.

ADJOURN CITY COUNCIL.

**MINUTES OF A REGULAR MEETING OF THE  
CITY COUNCIL OF THE CITY OF HAWTHORNE,  
CALIFORNIA HELD FEBRUARY 27, 2007.**

Mayor/Chairman Guidi called the City Council, Community Redevelopment Agency, Parking Authority, and Housing Authority meeting to order jointly and concurrently at 6:05 p.m. in the City Council Chambers of City Hall, 4455 West 126th Street, Hawthorne, California.

ROLL CALL-Present: Councilmembers Catano, Lambert, Velez, Mayor Guidi.  
Absent: Councilmember Parsons (excused).

Pat Feldman from Olivet Lutheran Church gave the evening's invocation. Girl Scout Troop #746 led the Pledge of Allegiance.

Mayor Guidi presented a Certificate of Merit to Girl Scout Troop #746 for its service to the community as the Color Guard at the February 27, 2007 Hawthorne City Council meeting.

1.

Mayor Guidi recessed the City Council meeting to conduct a **closed session**: Conference with Labor Negotiators: Agency designated representatives: Louis Velez and Ginny Lambert. Unrepresented Employee: City Manager.

Mayor Guidi called the City Council meeting back to order following recess with all Councilmembers present. He announced that the closed session was to discuss a closed session Conference with Labor Negotiators: Agency designated representatives: Louis Velez and Ginny Lambert. Unrepresented Employee: City Manager and it was stated that the Council gave some direction for a clarification, but otherwise, no action taken in the closed session. There will be action on item #2 which is the City Manager's contract. The amendment will be that (and it's simply for the purpose of clarification) on paragraph #4 to add a sentence as follows: There shall be no increase in compensation for the period of July 1, 2010 to July 1, 2011.

2.

Approve Employment Contract for the City Manager.

Councilmember Lambert moved, seconded by Councilmember Catano to approve the City Manager Employment Contract.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Velez, Mayor Guidi.  
NOES: None. ABSENT: Councilmember Parsons.

3.

**Under Elected Officials Reports and Recommendations:**

Councilmember **Velez** congratulated Mayor Guidi on the State of the City address. Thanked Chief Heffner for the check-point. Thanked Business License Director Lisa Miller, Chief Heffner, the City Manager and the City Attorney's office for assisting a local business owner who had concerns over a restaurant that was next to his business.

Councilmember **Catano** also thanked Ms. Miller for handling the problem that the local business owner had with a business next door. Congratulated the Mayor on the State of the City address.

Mayor **Guidi** thanked everybody for making the State of the City one of the best. Thanked the Bodger Park HOA for their meeting. Red Cloud, a former tagger in Hawthorne, is now a nationally known Christian rapper who shot a video in Hawthorne. Mayor Guidi and his granddaughter also appear in the video. Thanked Dr. Dennis Wilde for inviting him to a Kiwanis meeting on terrorism. Announced that part of the old Cockatoo sign will remain at the new hotel. Has received many compliments on the signs at the entrances to the city. Security upgrades will be done at Hollyglen Park. Eucalyptus Park still needs to be cleaned up. Two buildings on 142<sup>nd</sup> Street from Washington to Hawthorne Blvd need to be cleaned

2/27/07

up. Was able to speak in front of the Board of Realtors from the South Bay and announced that they are impressed with the way the city is going. Thanked the Herald Newspaper for printing the State of City article on the front page. Thanked Melissa from the Daily Breeze for the article on the two local Hawthorne girls who published the book "The Pink Project". Announced two new businesses that opened in the city – Raz and Yogi's Yogurt.

City Treasurer **Lubenec** attended the Cub Scout Pack #856 Blue and Gold Celebration.

4.

Under oral communications, **Ammar Kahf**, 13011 Doty Ave., thanked the Mayor, the City Council, the City Manager, the Police Chief and everybody who has helped his family and his complex to clean up the street. **Alex Monteiro** thanked Lisa Miller and the graffiti staff for removing the graffiti on Ramona and Broadway and Chief Heffner for having the police patrol the area by the alley. **Ronnie Manson** thanked Chief Heffner for the quick response of the police when Hawthorne United Methodist Church was tagged with graffiti. Reported that skateboarders are also trespassing on church property and asked that a fence be put up. **Samuel Randolph** introduced himself as the new retail service manager of the Kinecta Federal Credit Union located across the street inside Albertsons. **Francis Stiglich**, 11534 Gale Ave., feels that the new housing project where the hospital used to be is too congested and urged everyone in her neighborhood to protest it. Feels that those who loiter near the empty lot on Eucalyptus and those that steal from the recycling bins should be ticketed.

5.

Mayor/Chairman Guidi recessed the Community Redevelopment Agency, Parking Authority and Housing Authority meetings to conduct the meeting of the City Council.

6.

Mayor Guidi moved, seconded by Councilmember Lambert, that the reading of the City Council minutes of the regular meeting of February 13, 2007 be waived and that they be approved and adopted.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Velez, Mayor Guidi.

NOES: None. ABSENT: Councilmember Parsons.

7.

Mayor Guidi moved, seconded by Councilmember Lambert, to waive full readings of resolutions and ordinances on February 27, 2007's agenda.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Velez, Mayor Guidi.

NOES: None. ABSENT: Councilmember Parsons.

8.

Deputy City Clerk Monica Dicrisi announced that this was the time and place for the Public Hearing ON REVISED FINAL ENVIRONMENTAL IMPACT REPORT FOR CENTRAL PARK PROJECT, GENERAL PLAN AND LAND USE MAP AMENDMENT NO. 2005GP07, AMENDING GENERAL PLAN LAND USE MAP FROM GI (GENERAL INDUSTRIAL) TO FCMU (FREEWAY COMMERCIAL MIXED USE), CENTRAL PARK SPECIFIC PLAN NO. 2005SP01, ZONE TEXT AMENDMENT NO. 2005ZA26 (CENTRAL PARK SPECIFIC PLAN), CHANGE OF ZONE NO. 2005CZ04 AMENDING ZONING MAP FROM M-2 (HEAVY INDUSTRIAL) TO CPSP (CENTRAL PARK SPECIFIC PLAN) AND AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN CITY OF HAWTHORNE AND LOWE ENTERPRISES COMMERCIAL GROUP, CITY COUNCIL ORDINANCE NO. 1726. Planning Department's declaration of publication filed. 27 written communications were received.

Under oral comments, Ike Mbelu, Bill Hassan, Sharon Pierce, Diana Said, Darlene Love, James Taylor and Francis Stiglich spoke in favor of this project.

Mayor Guidi ordered to close the public portion of the hearing. MOTION CARRIED.

**RESOLUTION NO. 7080.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, CERTIFYING THE REVISED FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CENTRAL PARK SPECIFIC PLAN PROJECT (SCH # 2005121051), MAKING FINDINGS OF FACT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING PROGRAM.

Mayor Guidi moved, seconded by Councilmember Lambert that Resolution No. 7080 be approved and adopted.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Velez, Mayor Guidi.

NOES: None. ABSENT: Councilmember Parsons.

9.

Deputy City Clerk, Monica Dicrisi announced that this was the time and place for the Public Hearing TO CONSIDER WHETHER OR NOT TO OVERRULE THE COUNTY OF LOS ANGELES AIRPORT LAND USE COMMISSION'S DECISION OF NOVEMBER 20, 2006 WHICH FOUND THE CENTRAL PARK PROJECT [AVIATION CASE NO. 2006-00003-(2)] TO BE INCONSISTENT WITH THE LOS ANGELES COUNTY AIRPORT LAND USE PLAN (CLUP). Planning Department's declaration of publication filed. No written communications were received.

Under oral comments, no one expressed the desire to address this topic.

Mayor Guidi ordered to close the public portion of the hearing. MOTION CARRIED.

**RESOLUTION NO. 7102.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, OVERRULING THE LOS ANGELES COUNTY AIRPORT LAND USE COMMISSION'S (ALUC) DETERMINATION OF INCONSISTENCY ON THE CENTRAL PARK SPECIFIC PLAN PROJECT (AVIATION CASE NO. 2006-00003-(2), PROJECT NO. R2006-02268), AND MAKING FINDINGS IN SUPPORT THEREOF.

Councilmember Lambert moved, seconded by Councilmember Velez that Resolution No. 7102 be approved and adopted.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Velez, Mayor Guidi.

NOES: None. ABSENT: Councilmember Parsons.

10.

**CENTRAL PARK PROJECT APPROVALS**

**RESOLUTION NO. 7081.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 2005GP07, AN APPLICATION BY THE LEE GROUP FOR VAN NESS 120 LLC, TO CHANGE THE LAND USE DESIGNATION FROM GENERAL INDUSTRIAL (GI) TO FREEWAY COMMERCIAL MIXED USE (FCMU) FOR APPROXIMATELY 24 ACRES OF PROPERTY BOUNDED BY WILKIE WAY TO THE WEST, 120TH STREET TO THE NORTH, SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY TO THE SOUTH AND VAN NESS AVENUE TO THE EAST, RELATING TO THE CENTRAL PARK SPECIFIC PLAN PROJECT, AND MAKING FINDINGS IN SUPPORT THEREOF.

Mayor Guidi moved, seconded by Councilmember Velez that Resolution No. 7081 be approved and adopted.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Velez, Mayor Guidi.  
NOES: None. ABSENT: Councilmember Parsons.

**RESOLUTION NO. 7082.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING THE CENTRAL PARK SPECIFIC PLAN (SPECIFIC PLAN NO. 2005SP01), AN APPLICATION BY THE LEE GROUP FOR VAN NESS 120 LLC, RELATING TO APPROXIMATELY 24 ACRES OF PROPERTY BOUNDED BY WILKIE WAY TO THE WEST, 120TH STREET TO THE NORTH, SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY TO THE SOUTH AND VAN NESS AVENUE TO THE EAST, AND MAKING FINDINGS IN SUPPORT THEREOF.

Mayor Guidi moved, seconded by Councilmember Lambert that Resolution No. 7082 be approved and adopted.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Velez, Mayor Guidi.  
NOES: None. ABSENT: Councilmember Parsons.

**ORDINANCE NO. 1874. (1<sup>st</sup> Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING ZONE CODE AMENDMENT NO. 2005ZA26 AND CHANGE OF ZONE NO. 2005CZ04, APPLICATIONS BY THE LEE GROUP FOR VAN NESS 120 LLC, TO AMEND THE HAWTHORNE ZONING ORDINANCE TO REFER TO THE CENTRAL PARK SPECIFIC PLAN AS THE APPLICABLE LAND USE DOCUMENT FOR APPROXIMATELY 24 ACRES OF LAND BOUNDED BY WILKIE WAY ON THE WEST, 120<sup>TH</sup> STREET ON THE NORTH, SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY ON THE SOUTH AND VAN NESS AVENUE ON THE EAST, TO AMEND THE ZONING MAP FROM M-2 (HEAVY INDUSTRIAL) TO CPCSP (CENTRAL PARK SPECIFIC PLAN) FOR THE SAME PROPERTY, AND MAKING FINDINGS IN SUPPORT THEREOF.

Ordinance No. 1874 was introduced by title only by Councilmember Lambert.

**ORDINANCE NO. 1873. (1<sup>st</sup> Reading)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING AN AMENDMENT AND PARTIAL TERMINATION OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF HAWTHORNE AND LOWE ENTERPRISES COMMERCIAL GROUP.

Ordinance No. 1873 was introduced by title only by Councilmember Velez.

11.

The City Treasurer submitted a financial statement regarding warrants.

Mayor Guidi moved, seconded by Councilmember Catano that the following warrants, properly audited and signed, be paid.

Warrants Nos.: 188642-188706 ; 367675-368527

Warrant Totals: \$ 709,893.25 ; \$ 3,888,537.48

ROLL CALL-AYES: Councilmembers Catano, Lambert, Velez, Mayor Guidi.  
NOES: None. ABSENT: Councilmember Parsons.

12.

**RESOLUTION NO. 7103.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, SUPPORTING AB 391(LIEU) WHICH ENHANCES MUNICIPAL REPRESENTATION ON THE SCAQMD BOARD OF DIRECTORS. MOTION TO ADOPT.**

Councilmember Velez moved, seconded by Mayor Guidi that Resolution No: 7103 be approved and adopted.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Velez, Mayor Guidi.

NOES: None. ABSENT: Councilmember Parsons.

The City Manager, Jag Pathirana, presented the following agenda and requested approval of the indicated recommendations:

13.

Approve to Authorize the City Manager to Authorize the Issuance of the Purchase Order for purchase of certain Equipment and/or Services – Purchase of Police Officer Training Equipment.

14.

Approve of Agreement with Los Angeles County, for the purchase of one tax defaulted property, APN 4047-016-005, 11704 Hawthorne boulevard. The property is to be purchased and used as a public parking lot.

15.

Approve Progress Payments No. 8 and No. 9 to Griffith Company, P. O. Box 2150 Santa Fe Springs, Ca 90670-0150 for Rosecrans/Aviation Intersection Widening Project in the amount of \$849,916.70 funded from the Federal Demo, Prop C and SAFETEA-LU Funds Account #285-3400-000-4450.

16.

Approve Progress Payment No. 11 to Martinez Landscape Company, 14862 Ryan Street, Sylmar, Ca 91342, for Abatement of Weeds and General Maintenance in the amount of \$6,300.00 from weed abatement account #225-4106-408-4546; \$64,890.00 from account #410-4601-4730 ; total \$71,890.00.

17.

Approve to implement and follow specific guidelines when residents express their desires to hold block parties.

Councilmember Lambert moved seconded by Councilmember Velez to approve this item with the amendment to close the street at 9:00 p.m. instead of 10 p.m.

ROLL CALL-AYES: Councilmembers Catano, Lambert, Velez, Mayor Guidi.

NOES: None. ABSENT: Councilmember Parsons.

18.

Approve to Award contract to Dominguez General Construction Company for emergency sewer repair on various locations in the City of Hawthorne without giving notice for bids and approve the findings below:

- 1.) Sewer line and manhole base collapse has occurred at 5 locations. An extensive delay will result if a formal bid solicitation process is begun.
- 2.) An emergency procurement is necessary to respond to these repairs because these collapsed mains will cause sewer backup and undermine the subgrade soil, supporting the pavement, leading to a street failure.

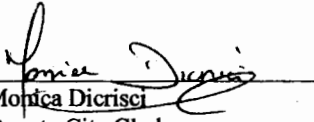


Mayor Guidi moved, seconded by Councilmember Velez that items 13, 14, 15, 16 and 18 of the City Manager's consent calendar be approved.

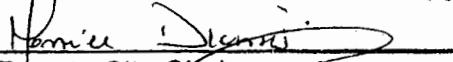
ROLL CALL-AYES: Councilmembers Catano, Lambert, Velez, Mayor Guidi  
NOES: None. ABSENT: Councilmember Parsons.

19.

Mayor Guidi adjourned the meeting at 7:25p.m.

  
Monica Dicrisci  
Deputy City Clerk

Certified a true and correct copy

  
Deputy City Clerk

## **CITY OF HAWTHORNE MISSION STATEMENT**

The City of Hawthorne is committed to expanding efforts to attract and enhance commercial development. Policy 1.2 of the City of Hawthorne Land Use Element of the General Plan is "The Hawthorne Boulevard Corridor shall be reviewed to determine the most feasible program for commercial revitalization".

The promotion of private and public funding for the rehabilitation of private property and the public infrastructure is a major focus for the City. The City has invested Federal, State, and City funds in improving the Hawthorne Boulevard commercial corridor. The City has an established rehabilitation program, providing grants and loans for façade improvements to commercial properties located on Hawthorne Boulevard. The City has assisted 40 commercial properties rehabilitate their facades.

Adequate parking is vital for the continued economic viability of the businesses located on the Boulevard. Many of the buildings were developed without adequate off-street parking. The lack of parking makes it difficult to attract and maintain desirable businesses within these structures. Increased on-street and off-street public parking will augment the other improvements on the Boulevard, creating an attractive and economically viable commercial area benefiting the residents of the City of Hawthorne and surrounding cities.

Assessor Maps are produced for property appraisal purposes, and are NOT surveys.  
No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

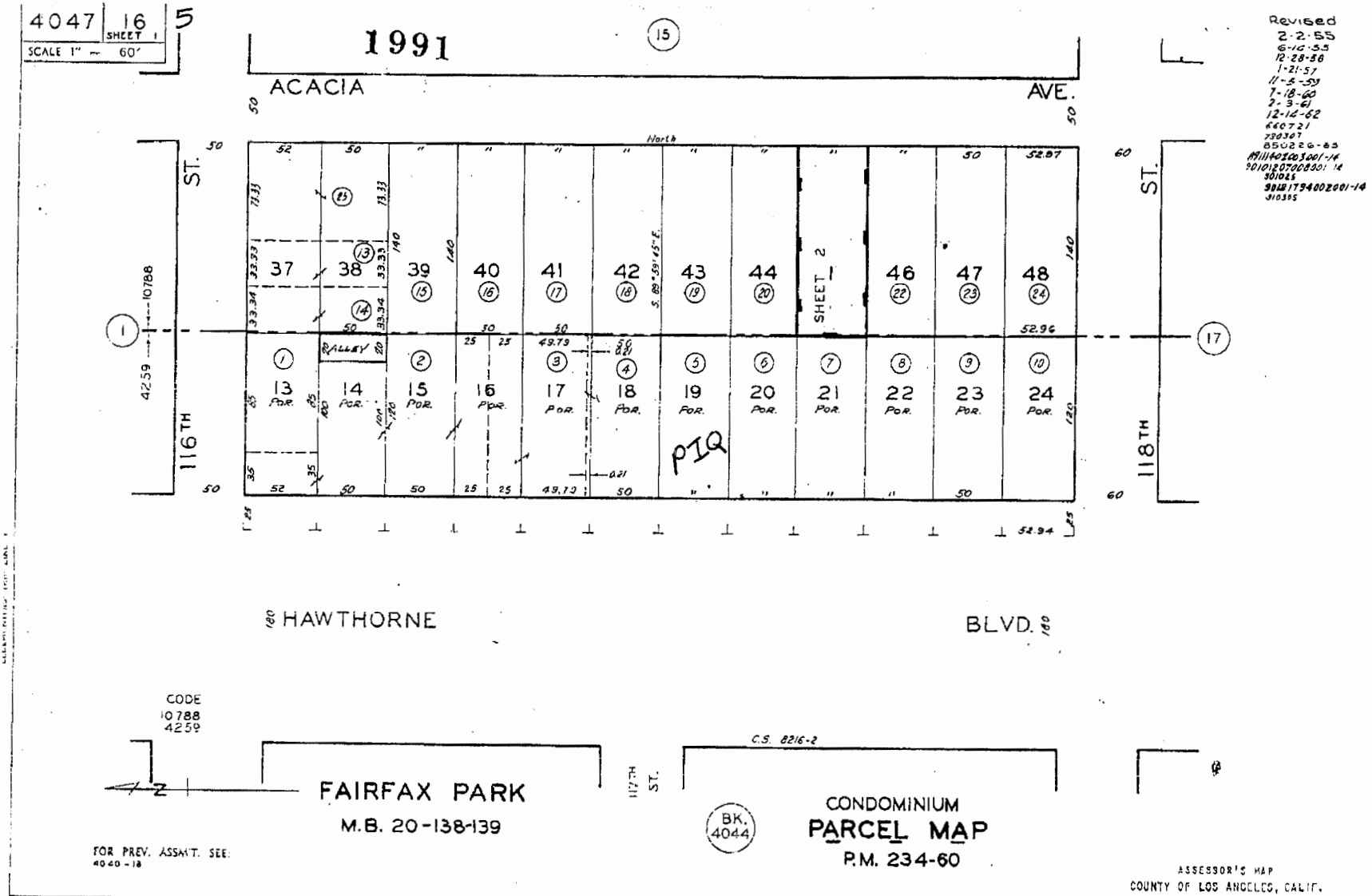
Next >>

N/A

[View Enlarged Map](#)

**View Printing Instructions**

County of Los Angeles: Rick Auerbach, Assessor



Assessor Maps are produced for property appraisal purposes, and are NOT surveys.  
No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

&lt;&lt; Previous

View Enlarged Map

View Printing  
Instructions

County of Los Angeles: Rick Auerbach, Assessor

REVISED  
90121794002001-14

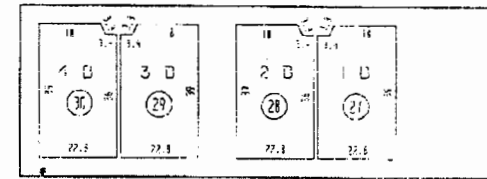
1991

THE ASSESSMENT OF UNITS IN THE FOLLOWING AIRSPACE PLANS,  
INCLUDES ALL RIGHTS AND INTERESTS IN THE COMMON AREAS AS  
SET FORTH IN DEEDS OF RECORD.  
DIAGRAMMATIC DEPICTS APPROXIMATE DIMENSIONS.

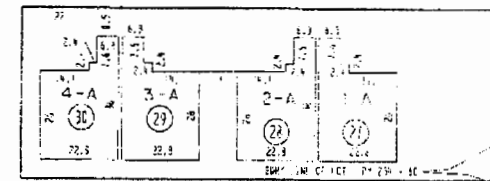
| AIRSPACE<br>PLAN REFERENCE   | COMMON AREA |     |      | SUBDIVISION<br>TYPE OF AIRSPACE |
|------------------------------|-------------|-----|------|---------------------------------|
|                              | TRAC NO     | CLK | LOTS |                                 |
| # 1841272 10-31-90 PM 234 60 |             |     | 1    | CONDO SHEET 2                   |

OFFICE OF ASSESSOR  
COUNTY OF LOS ANGELESSCHEMATIC  
SHEET 2

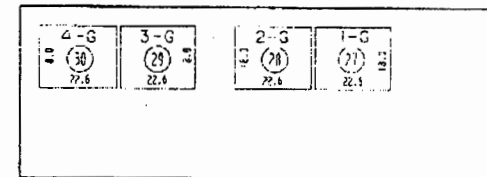
- 4047 16



2ND FLOOR



1ST FLOOR



GARAGE FLOOR

ACACIA AVE



SUBDIVISION OF AIRSPACE  
CONDOMINIUM PM 234 - 60  
FOR COMMON AREA SEE SHEET 1

**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF HAWTHORNE** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.  
County Counsel

By   
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form  
Revised 6/24/03

AGREEMENT NUMBER 2555

The undersigned hereby agrees to the terms and conditions of this agreement and are authorized to sign for

ATTEST:  
CITY OF HAWTHORNE

(seal)

ATTEST:

By \_\_\_\_\_  
Clerk of the Board of Supervisors

By J. Hawthorne

Board of Supervisors  
Los Angeles County

By \_\_\_\_\_  
Chairman of the Board of Supervisors

By \_\_\_\_\_  
Deputy  
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By \_\_\_\_\_  
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Masrip Salas  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_, STATE CONTROLLER

**SUPERVISORIAL DISTRICT 2**  
**AGREEMENT NUMBER 2555**

**EXHIBIT "A"**

| <u>LOCATION</u>      | <u>FIRST YEAR<br/>DELINQUENCY</u> | <u>DEFAULT<br/>NUMBER</u> | <u>PURCHASE<br/>PRICE</u> | <u>PURPOSE OF<br/>ACQUISITION</u> |
|----------------------|-----------------------------------|---------------------------|---------------------------|-----------------------------------|
| CITY OF<br>HAWTHORNE | 2000                              | 4047-016-005              | \$16,467.00*              | PUBLIC<br>PARKING LOT             |

**LEGAL  
DESCRIPTION**

FAIRFAX PARK EX OF ST  
LOT 19

\*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly

**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF HAWTHORNE** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.  
County Counsel

By   
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID: Chptr 8 Pubagency form  
Revised 6/24/03

AGREEMENT NUMBER 2555



The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for s

ATTEST:

CITY OF HAWTHORN

(seal)

ATTEST:



By

*J. R. [Signature]*

Board of Supervisors  
Los Angeles County

By

Clerk of the Board of Supervisors

By

Chairman of the Board of Supervisors

By

Deputy  
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By

Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

*[Signature]*  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_, STATE CONTROLLER

**SUPERVISORIAL DISTRICT 2**  
**AGREEMENT NUMBER 2555**

**EXHIBIT "A"**

| <u>LOCATION</u>      | <u>FIRST YEAR<br/>DELINQUENCY</u> | <u>DEFAULT<br/>NUMBER</u> | <u>PURCHASE<br/>PRICE</u> | <u>PURPOSE OF<br/>ACQUISITION</u> |
|----------------------|-----------------------------------|---------------------------|---------------------------|-----------------------------------|
| CITY OF<br>HAWTHORNE | 2000                              | 4047-016-005              | \$16,467.00*              | PUBLIC<br>PARKING LOT             |

**LEGAL  
DESCRIPTION**

FAIRFAX PARK EX OF ST  
LOT 19

\*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly

**AGREEMENT NUMBER 2556**

**LANCASTER REDEVELOPMENT AGENCY**

**FIFTH SUPERVISORIAL DISTRICT**

# Lancaster Redevelopment Agency

44933 North Fern Avenue, Lancaster, California 93534-2461

PH: 661-723-6128 FAX: 661-723-6210 www.colra.org

No. 1  
1/2/07



December 27, 2006

DISTRICT  
5

AGREEMENT #  
2556

Ms. Donna J. Doss  
Asst. Treasurer and Tax Collector  
County of Los Angeles Treasurer and Tax Collector  
Kenneth Hahn Hall of Administration  
Tax Defaulted Land Unit, Secured Property Division  
225 North Hill Street, Room 130  
Los Angeles, CA 90051-0102

Bishop Henry W. Hearn  
Chairman

Ed Sileo  
Vice Chairman

Jim Jeffra  
Director

Ronald D. Smith  
Director

Andrew D. Visokey  
Director

Robert S. LaSala  
Executive Director

Dear Ms. Doss,

We received your letter dated December 6, 2006 regarding properties within the County which are tax defaulted, have been deemed subject to power to sell and which will be offered for sale at auction on February 26 and 27, 2007.

We have determined that some of the parcels on the list enclosed with your letter are necessary for public purposes within project areas of the Lancaster Redevelopment Agency. Specifically, the parcels identified on the attached spreadsheet will be needed for right-of-way acquisition and parcel assembly to allow development to occur. This letter therefore constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, part 6, Chapter 8 of the California Revenue and Taxation Code.

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency and the City of Lancaster would be interested in acquiring and the purposes thereof. As previously requested, we are sending a separate objection letter on City letter head for properties that are not within Redevelopment Project Areas but still within the boundaries of the City of Lancaster. We look forward to receiving the County's form of agreement for the properties. When you prepare the Agreement, please make the Agreement with the Lancaster Redevelopment Agency and a separate agreement with the City of Lancaster. Our attorney has instructed us to follow this course of action.

Your correspondence indicates that you will inform us when a particular parcel will not be available for purchase due to prior redemption. We appreciate this accommodation, as it will help us to proactively plan our cash flow. If you have any questions or need additional information, please contact Luis Garibay, the staff member assigned to this project, at 661.723.6110.

Sincerely,

Mark V. Bozigian  
Assistant City Manager

Enclosure

RECEIVED

DEC 29 2006

JOHN MCKINNEY  
SECURED PROPERTY TAX DIVISION

## EXHIBIT A

### REDEVELOPMENT AGENCY ACQUISITIONS

|   |   |                         |          |   |          |  |        |
|---|---|-------------------------|----------|---|----------|--|--------|
| R | 1 | <del>3107-001-065</del> | \$2,947  | Avenue F-8 & 30 <sup>th</sup> St. West  | 2.10 AC  | Redevelopment Project Area-<br>Fox Field Industrial Corridor | FOX    |
| R | 2 | <del>3114-013-077</del> | \$13,877 | Avenue H-10 & 25 <sup>th</sup> St. West | 2.5 AC   | Future street right-of-way                                   | P.A. 5 |
|   | 3 | 3118-011-033            | \$2,917  | Avenue G-10 & 9 <sup>th</sup> St. West  | 1.22 AC  | Redevelopment Project-<br>North Valley Industrial Center     | P.A. 5 |
|   | 4 | 3138-021-040            | \$1,233  | Pillsbury Street & Sierra Hwy           | 2,500 SF | Redevelopment Project-<br>Herald Tract Property Assembly     | CBD    |
|   | 5 | 3269-006-018            | \$3,179  | Avenue G-8 & 50 <sup>th</sup> St. West  | 1.25 AC  | Redevelopment Project Area-<br>Fox Field Industrial Corridor | FOX    |

| Project Area              | Abbreviation |
|---------------------------|--------------|
| Fox Field                 | FOX          |
| Central Business District | CBD          |
| Project Area 5            | P.A. 5       |

#### PUBLIC PURPOSE

1. We are acquiring this property in the Fox Field Industrial Corridor to assemble smaller subdivided parcels to allow development to occur. This coincides with the goals of the Fox Field Specific Plan approved by the City.
2. We are acquiring this property for the future expansion of 25<sup>th</sup> Street West.
3. North Valley Industrial Center parcel assembly project
4. Herald Tract Subdivision parcel assembly project
5. We are acquiring this property in the Fox Field Industrial Corridor to assemble smaller subdivided parcels to allow development to occur. This coincides with the goals of the Fox Field Specific Plan approved by the City

ATTN: STAN 213

## Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

### A. Purchaser Information

1. Name of Organization: Lancaster Redevelopment Agency
2. Corporate Structure – check the appropriate box below and provide corresponding information:
- ☐ Nonprofit – provide Articles of Incorporation
- ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

### B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

#### Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

#### Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

### C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: See Exhibit-A
3. State the purpose and intended use for each parcel: See Exhibit-A

### D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

  
Authorized Signature

Executive Director  
Title

4-17-07  
Date

RECEIVED

MAY - 1 2007

AGREEMENT # 2557  
S/B # 2556

RESOLUTION NO. 05-07

RESOLUTION OF THE LANCASTER REDEVELOPMENT  
AGENCY APPROVING AN AGREEMENT WITH THE  
COUNTY OF LOS ANGELES FOR THE ACQUISITION OF  
TAX DEFAULTED PROPERTIES AND DECLARING THE  
PUBLIC PURPOSE THEREOF (TAX DEEDED PARCELS  
CONTRACT NUMBER 2556)

WHEREAS, the Lancaster Redevelopment Agency is a public body corporate and politic organized and existing in accordance with the provisions of the Law; and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE LANCASTER REDEVELOPMENT AGENCY THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the City Manager is hereby authorized and directed to execute the Agreement in substantially such form.

Section 2. The City hereby declares that the property is being acquired for purpose of revitalizing and developing sections of Lancaster.

PASSED, APPROVED and ADOPTED this 13<sup>th</sup> day of March, 2007, by the following vote:

AYES: Agency Directors: Jeffra, Smith, Visokey, Vice Chairman Sileo, Chairman Hearn

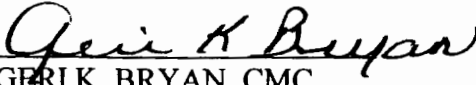
NOES: None


ABSTAIN: None

ABSENT: None

ATTEST:

APPROVED:

  
GERI K. BRYAN, CMC  
Agency Secretary  
Lancaster Redevelopment Agency

  
HENRY W. HEARN  
Chairman  
Lancaster Redevelopment Agency

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            ) ss  
CITY OF LANCASTER                    )

CERTIFICATION OF RESOLUTION  
LANCASTER REDEVELOPMENT AGENCY

I, Shirley Mahoney, Assistant City Clerk Lancaster  
Redevelopment Agency, California, do hereby certify that this is a true and correct copy of the  
original Resolution No. 05-07, for which the original is on file in my office.

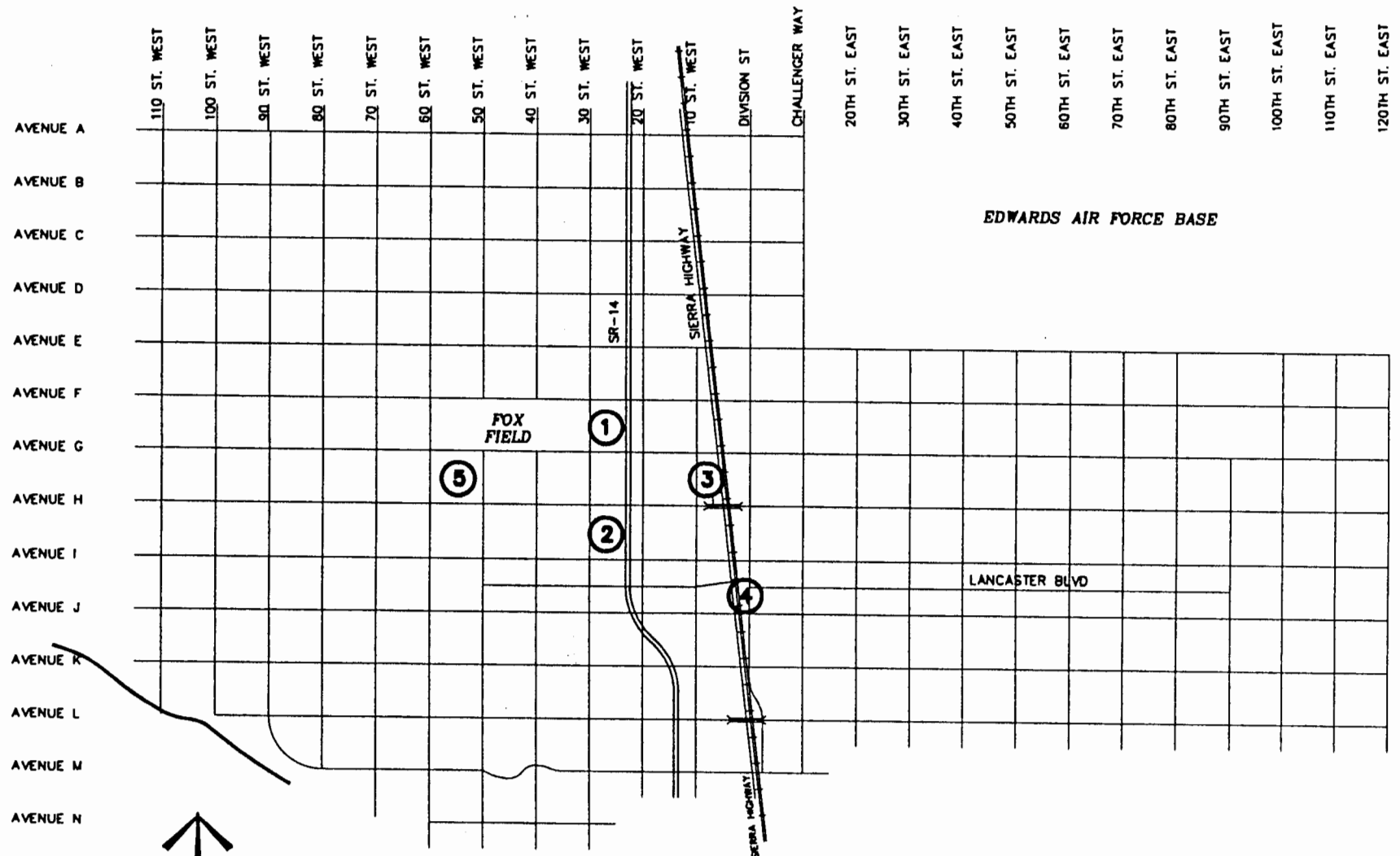
WITNESS MY HAND AND THE SEAL OF THE LANCASTER REDEVELOPMENT  
AGENCY, on this 19th day of April, 2007.

(seal)

Shirley Mahoney



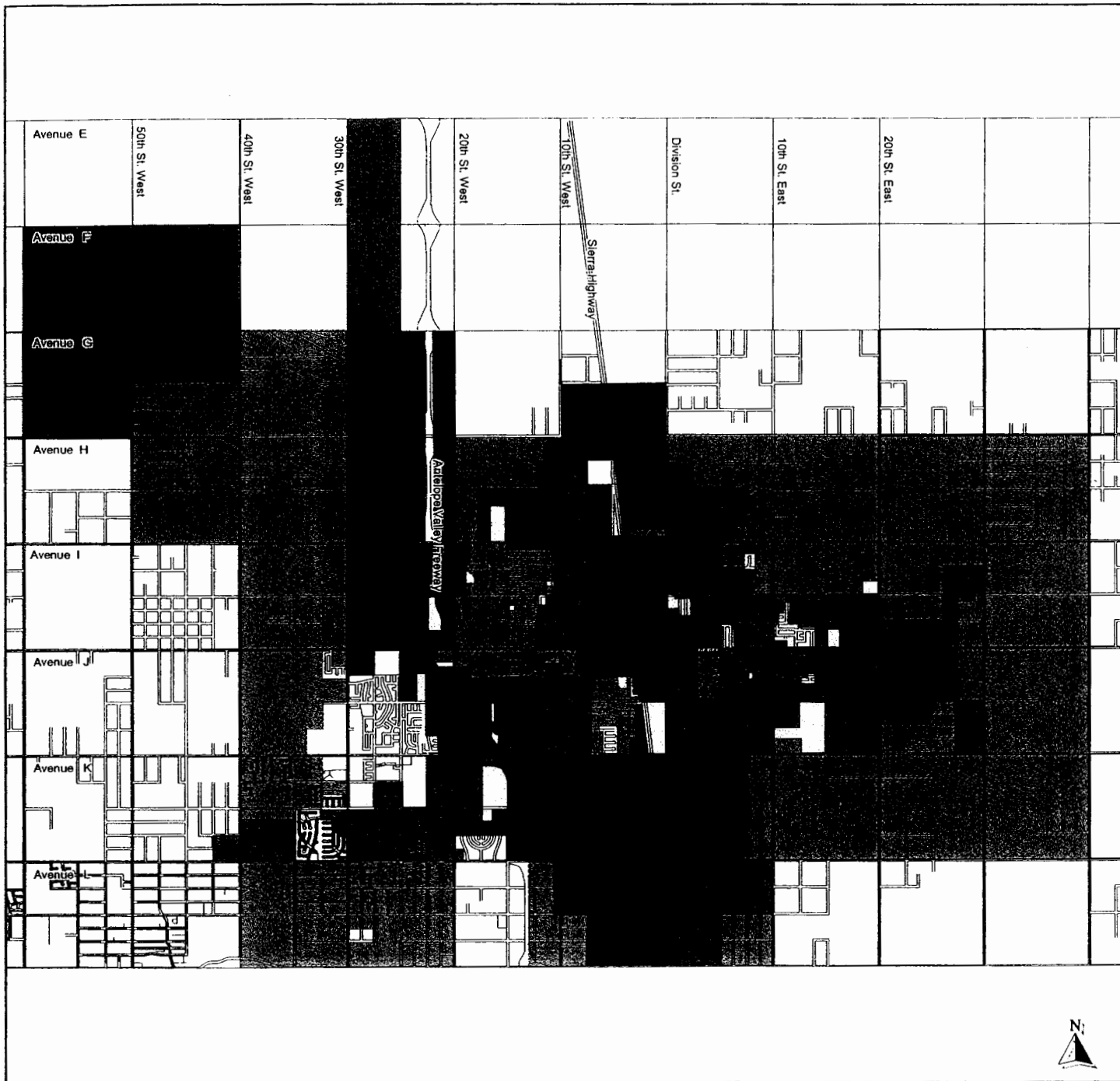
# TAX DEEDED PARCELS AGREEMENT NUMBER 2556



- ① 3107-001-065
- ② 3114-013-077
- ③ 3118-011-033
- ④ 3138-021-040
- ⑤ 3269-006-018

Lancaster Redevelopment Agency  
**MISSION STATEMENT**

To enhance the quality of life for the citizens of Lancaster through the attraction, retention, and creation of wealth importing jobs; development and implementation of neighborhood revitalization programs; creation of safe and affordable housing; elimination of blight; expansion and diversification of the retail sales tax base; and infrastructure development and land assembly.



Prepared By: Urban Futures, Inc. LC\_AB1290\_2005-09

Dec 2004

### LEGEND

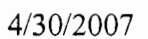
- CBD Project Area
- Residential Project Area
- Foxfield Project Area
- Amargosa Project Area
- Project Area No. 5
- Project Area No. 6
- Project Area No. 7

## Lancaster Project Areas

FIGURE 1



**View Printing Instructions**

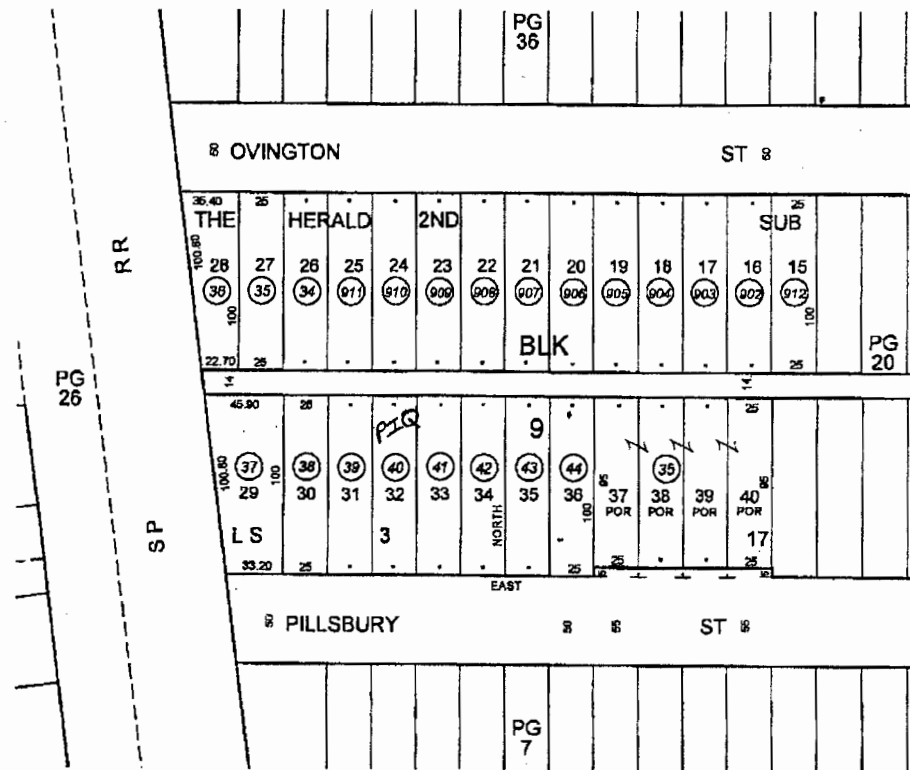


Assessor Maps are produced for property appraisal purposes, and are NOT surveys.  
No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

[View Enlarged Map](#)
[View Printing Instructions](#)

County of Los Angeles: Rick Auerbach, Assessor

|      |             |                 |    |             |   |      |  |           |   |
|------|-------------|-----------------|----|-------------|---|------|--|-----------|---|
| 3138 | 21<br>SHEET | P.A.<br>3138-41 | 40 | TRA<br>4901 | REVISED<br>19870721040317010<br>2003102207005001-A1 | 2004 |  | SEARCH NO | OFFICE OF THE ASSESSOR<br>COUNTY OF LOS ANGELES<br>COPYRIGHT © 2002 |
|------|-------------|-----------------|----|-------------|---|------|--|-----------|---|



ALL 900 SERIES PARCELS ON THIS PAGE ARE ASSESSED  
TO LANCASTER REDEVELOPMENT AGENCY, UNLESS  
OTHERWISE NOTED.

Assessor Maps are produced for property appraisal purposes, and are NOT surveys.  
No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

[View Enlarged Map](#)
[View Printing Instructions](#)

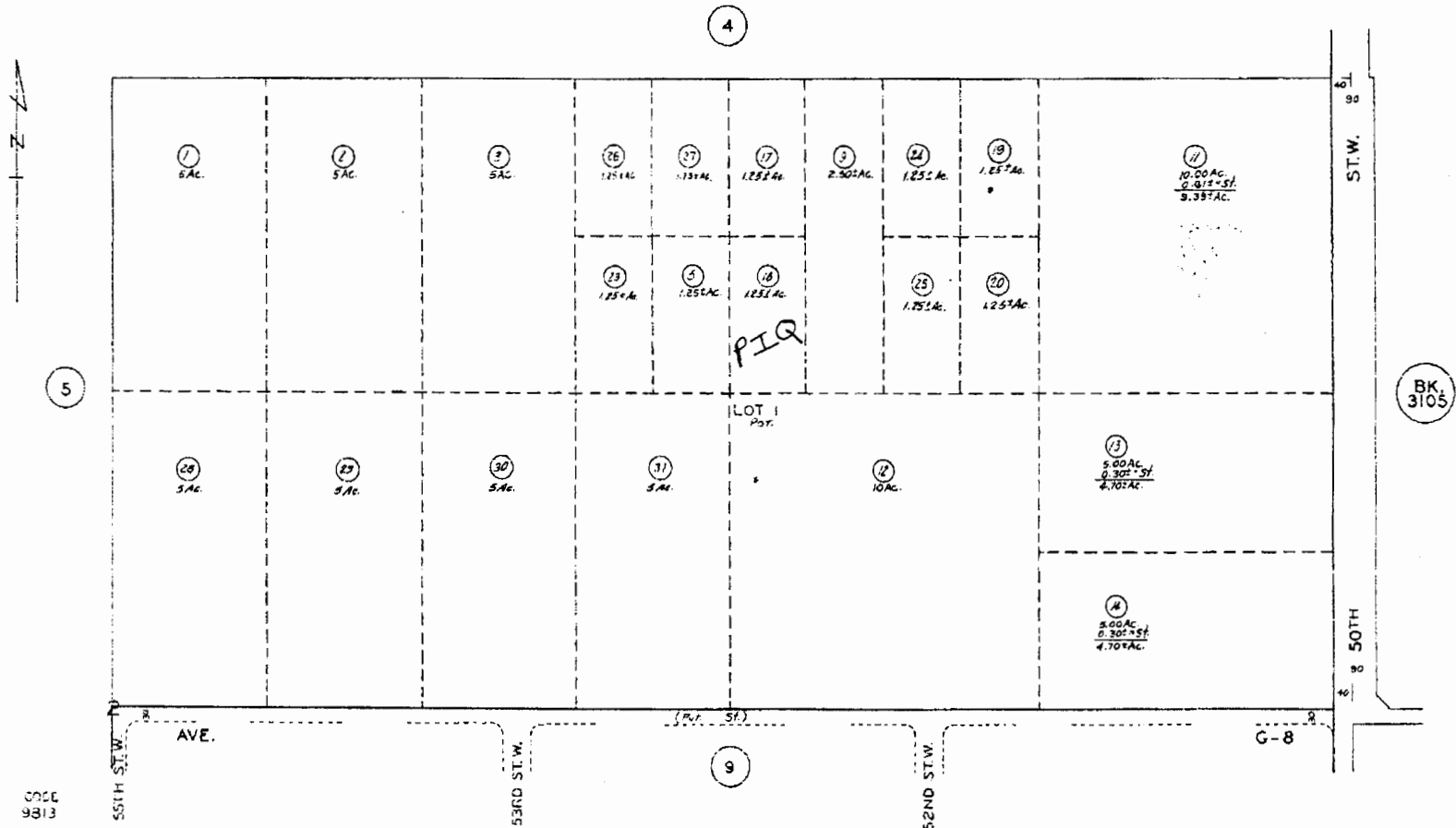
County of Los Angeles: Rick Auerbach, Assessor

3269 6  
SCALE 1" = 200'

18

910922  
9110609  
800890

7501200/7  
760302535  
760629302  
761117600  
770621318  
780609718



FOR PREV. ASSMT SEE:  
3202 12

T. 7N., R. 13W.

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Board of Supervisors of Los Angeles County; State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.  
County Counsel

By   
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form  
Revised 6/24/03

AGREEMENT NUMBER 2556

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

LANCASTER REDEVELOPMENT AGENCY

Geri K. Bryan  
Geri K. Bryan, Agency Secretary

(seal)

By

Robert S. LaSala  
Robert S. LaSala  
Executive Director

Board of Supervisors  
Los Angeles County

ATTEST:

By

Clerk of the Board of Supervisors

By

Chairman of the Board of Supervisors

By

Deputy  
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By

Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Marilyn Salas  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_ day of \_\_\_, 20\_\_.

By: \_\_\_\_\_, STATE CONTROLLER



**SUPERVISORIAL DISTRICT 5**

AGREEMENT NUMBER 2556

**EXHIBIT "A"**

| <u>LOCATION</u>      | <u>FIRST YEAR<br/>DELINQUENCY</u> | <u>DEFAULT<br/>NUMBER</u> | <u>PURCHASE<br/>PRICE</u> | <u>PURPOSE OF<br/>ACQUISITION</u> |
|----------------------|-----------------------------------|---------------------------|---------------------------|-----------------------------------|
| CITY OF<br>LANCASTER | 2000                              | 3118-011-033              | \$3,100.00*               | REDEVELOPMENT<br>PROJECT          |

**LEGAL  
DESCRIPTION**

\*TR=LAND DESC IN DOC 0474767, 77-5-6  
\*RECORD OF SURVEY AS PER BK 64 PG  
16-17 OF RS\*POR OF LOT 22

|                      |      |              |             |                          |
|----------------------|------|--------------|-------------|--------------------------|
| CITY OF<br>LANCASTER | 2000 | 3138-021-040 | \$1,290.00* | REDEVELOPMENT<br>PROJECT |
|----------------------|------|--------------|-------------|--------------------------|

**LEGAL  
DESCRIPTION**

HERALD SECOND SUB  
LOT 32 BLK 9

|                      |      |              |             |                          |
|----------------------|------|--------------|-------------|--------------------------|
| CITY OF<br>LANCASTER | 2000 | 3269-006-018 | \$3,387.00* | REDEVELOPMENT<br>PROJECT |
|----------------------|------|--------------|-------------|--------------------------|

**LEGAL  
DESCRIPTION**

\*S 1/2 OF W 1/2 OF W 1/2 OF W 1/2 OF E  
1/2 OF N 1/2 OF LOT 1 IN NE 1/4 OF  
SEC 2 T 7N R 13W

\*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"); pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTNER JR.  
County Counsel

By   
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form  
Revised 6/24/03

AGREEMENT NUMBER 2556

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

LANCASTER REDEVELOPMENT AGENCY

Geri K. Bryan  
Geri K. Bryan, Agency Secretary

(seal)

By

Robert S. LaSala  
Robert S. LaSala  
Executive Director

Board of Supervisors  
Los Angeles County

ATTEST:

By

\_\_\_\_\_  
Clerk of the Board of Supervisors

By

\_\_\_\_\_  
Chairman of the Board of Supervisors

By

\_\_\_\_\_  
Deputy  
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By

\_\_\_\_\_  
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Washy Salado  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_, STATE CONTROLLER

**SUPERVISORIAL DISTRICT 5**

AGREEMENT NUMBER 2556

**EXHIBIT "A"**

| <u>LOCATION</u>      | <u>FIRST YEAR<br/>DELINQUENCY</u> | <u>DEFAULT<br/>NUMBER</u> | <u>PURCHASE<br/>PRICE</u> | <u>PURPOSE OF<br/>ACQUISITION</u> |
|----------------------|-----------------------------------|---------------------------|---------------------------|-----------------------------------|
| CITY OF<br>LANCASTER | 2000                              | 3118-011-033              | \$3,100.00*               | REDEVELOPMENT<br>PROJECT          |

**LEGAL  
DESCRIPTION**

\*TR=LAND DESC IN DOC 0474767, 77-5-6  
\*RECORD OF SURVEY AS PER BK 64 PG  
16-17 OF RS\*POR OF LOT 22

|                      |      |              |             |                          |
|----------------------|------|--------------|-------------|--------------------------|
| CITY OF<br>LANCASTER | 2000 | 3138-021-040 | \$1,290.00* | REDEVELOPMENT<br>PROJECT |
|----------------------|------|--------------|-------------|--------------------------|

**LEGAL  
DESCRIPTION**

HERALD SECOND SUB  
LOT 32 BLK 9

|                      |      |              |             |                          |
|----------------------|------|--------------|-------------|--------------------------|
| CITY OF<br>LANCASTER | 2000 | 3269-006-018 | \$3,387.00* | REDEVELOPMENT<br>PROJECT |
|----------------------|------|--------------|-------------|--------------------------|

**LEGAL  
DESCRIPTION**

\*S 1/2 OF W 1/2 OF W 1/2 OF W 1/2 OF E  
1/2 OF N 1/2 OF LOT 1 IN NE 1/4 OF  
SEC 2 T 7N R 13W

\*The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.